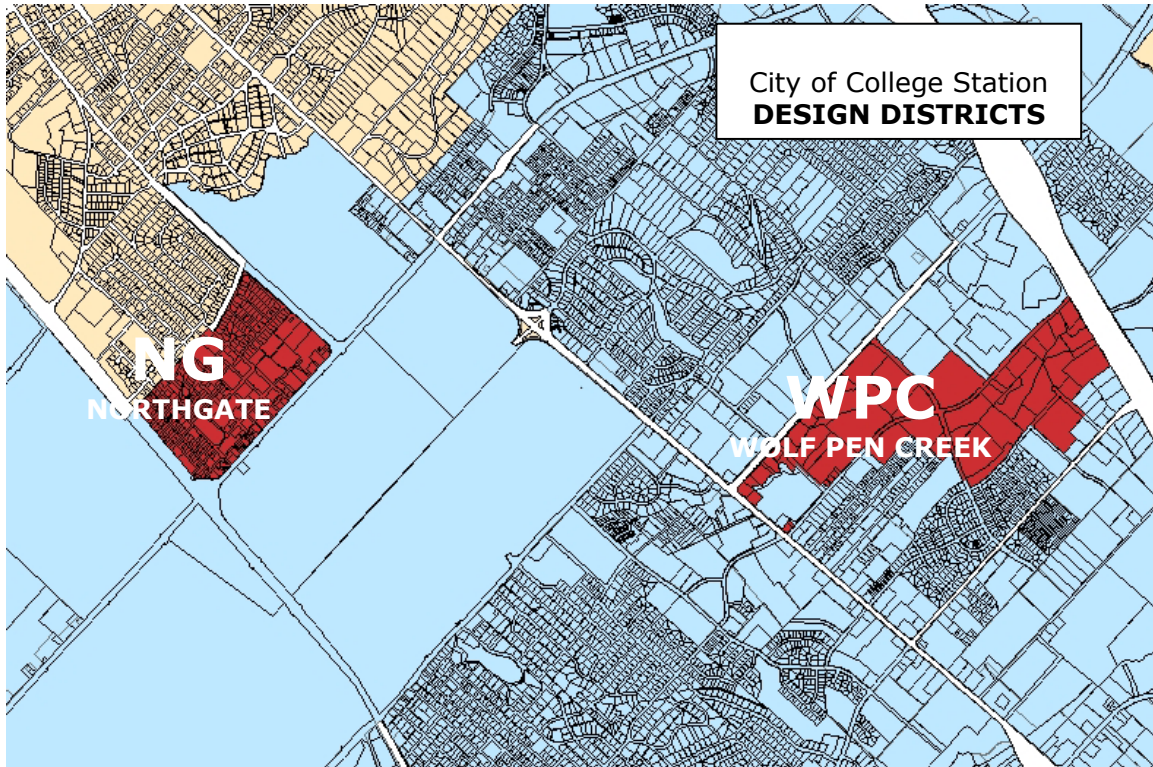


Design Districts

The Design Districts in College Station include Northgate (NG) and Wolf Pen Creek Corridor (WPC). There are additional requirements above and beyond the standard site plan and sign submittal requirements in these districts.



DESIGN DISTRICT

Design District Site Plan Review

Prior to any development in any Northgate district (NG-1, NG-2, NG-3) or the Wolf Pen Creek district (WPC) a site plan must be approved by the Design Review Board in a public meeting. These site plans are reviewed for the following criteria in compliance with the UDO:

General Site Plan Review Criteria

- Safe and convenient traffic control, handling, and vehicle queuing;
- Assured pedestrian safety which may include the provision of sidewalks along the perimeter of the property;
- Efficient and economic public utility and sanitation access;
- Public road or street access;
- Satisfactory internal access including public, private, and emergency;
- Adequate parking and maneuvering areas;
- Noise and emission control or dispersion that complies with Chapter 7, Health and Sanitation, of the City's Code of Ordinances;
- Visual screening of trash receptacles or other areas offensive to the public or existing adjacent development;
- Runoff, drainage, and flood control;
- Visual screening from the right-of-way of parking lots;
- Compliance with standards, guidelines, and policies of the City's adopted Streetscape Plan; and
- Determination and clear indication of what constitutes the building plot for purposes of the UDO.

Additional Review Criteria for WPC Districts

- Exterior space utilization;
- Material selection;
- Compatibility with existing development in the design district;
- Vehicular, pedestrian, and bicycle circulation;
- Building location and orientation; and
- Specific standards listed in Sections 5.6.A of the UDO, Wolf Pen Creek Corridor.

Additional Review Criteria for Northgate Districts

- Vehicular, pedestrian, and bicycle circulation; and
- Specific standards listed in Section 5.6.B of the UDO, Northgate Districts.

In reviewing a project, the Design Review Board may require traffic and parking impact studies, a review of existing occupancy, and other reasonable data to determine the impact of the project.

All improvements reflected on approved site plans must be constructed at the time of development and all rehabilitation, façade work, and other construction must be conducted in compliance with approved elevations, colors, and materials.

Minor additions to a site including storage buildings, fencing, change of solid waste disposal, painting, landscaping, porches, awnings, non-load bearing canopies, and the like will be reviewed by the Administrator. If the proposed site plan is determined to be consistent with the requirements of the UDO, the City's Comprehensive Plan, the Northgate Revitalization Plan or the Wolf Pen Creek Master Plan, and the review criteria, the Administrator may approve the design district site plan.

An approved design district site plan will expire 12 months from the date of approval unless one of the following has occurred:

- Work that does not require a building permit (such as a parking lot) has commenced.
- A building permit has been issued and remains valid.
- In a phased development where more than one building is to be built, the applicant may submit a series of building permit applications. The first application must be submitted within 12 months from the date the site plan is approved. Each subsequent application must be submitted within 12 months from the date of issuance of a certificate of occupancy for the previous building. The lapse of more than 12 months will cause the expiration of site plan approval. A final, one-time extension of 180 days may be granted by the Administrator upon demonstration of substantial progress and the lack of changed or changing conditions in the area.

DESIGN DISTRICT

Design District Building and Sign Review

In the Northgate and Wolf Pen Creek Corridor design districts, all substantial maintenance (including rehabilitation, façade work, and, change of exterior materials or other construction, including the replacement or alteration of signs) is subject to the design district building and sign review process.

Minor maintenance or alterations such as storage buildings, porches, awnings, non-load bearing canopies, and the like will be reviewed by the Administrator.

The Design Review Board will conduct design district review in a public meeting.

An approved design district building or sign plan will expire 12 months from the date of approval unless one of the following has occurred:

- A building permit has been issued and remains valid.
- In a phased development where more than one building is to be built, the applicant may submit a series of building permit applications. The first application must be submitted within 12 months from the date the site plan is approved. Each subsequent application must be submitted within 12 months from the date of issuance of a certificate of occupancy for the previous building. The lapse of more than 12 months will cause the expiration of site plan approval. A final, one-time extension of 180 days may be granted by the Administrator upon demonstration of substantial progress and the lack of changed or changing conditions in the area.